

US EPA -Public Meeting

Meeting

Taken on: July 24, 2012

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EPA

PROPOSED PLAN - OMC SITE

OPERABLE UNIT 4

WAUKEGAN, ILLINOIS

JULY 24, 2012

PRESENTATION BY

DAVID LINNEAR

EPA REMEDIAL PROJECT MANAGER

* * * * *

Mike Joyce, EPA

Tim Drexler, EPA

Kevin Adler, EPA

Erin Rednour, Illinois EPA

Susie Schreiber
Waukegan Harbor Citizen Advisory Group

Amy Lynn Strege
Attorney for City of Waukegan

1 MR. JOYCE: Good evening. Thanks for coming for
2 our presentation on the proposed plan for the ROD
3 Amendment. David Linnear, the project manager, he's
4 going to give a presentation.

5 David, I'll leave it up to you. But since
6 there aren't that many folks, would you care to
7 entertain questions during the presentation or wait
8 until the end? What is your preference?

9 MR. LINNEAR: Probably to the end unless, as I
10 said, there's a burning issue you got to get out like
11 right now.

12 MR. JOYCE: I'm Mike Joyce, the community
13 involvement coordinator. And then after we have a
14 Q and A after the presentation, we'll also entertain
15 oral comments if somebody would like to make an oral
16 comment, not a written comment. We have a court
17 reporter, as you can see. She'll be taking down your
18 every word if you so desire. There are fact sheets and
19 so on out there. If you need any more, feel free to
20 take them.

21 David, ready?

22 MR. LINNEAR: All right. Hello, everyone. My name
23 is David Linnear. I am the remedial project manager for
24 the OMC site, the Outboard Marine Corporation site.

1 However, I don't stand here as a single entity. I'm a
2 member of a team of fantastic individuals. I'm not even
3 the head of the team. I'm just a small fish on the
4 team. The team is actually headed up by Tim Drexler.
5 He is the lead RPM for the site. And I'm also joined on
6 the team by Sheila Sullivan. She is also a member of
7 the team. So it's a three-headed kind of operation. So
8 there are three of us who represent United States
9 Environmental Protection Agency.

10 Then we also have another person who is
11 working in partnership, another team member. Her name
12 is Erin. And Erin is with the State. So she is the
13 Illinois Environmental Protection Agency.

14 As Mike said, he is the community involvement
15 coordinator. So anything that involves the community,
16 that's where he is a member of the team.

17 And then we also have another strong member of
18 the team here, our supervisor, who also has a great
19 history with the site. So he can provide a lot of
20 background on the OMC site.

21 So that's the team. So basically Tim, myself,
22 Sheila, Erin, and Mike. There are other members of the
23 team that you don't see here today. For example,
24 there's ORC, our legal people, who work with the City.

1 We also have the City in the house tonight.
2 So thank you, City of Waukegan, for representing. And
3 we also have some other individuals in the house from
4 the community action group. I see them in the house.
5 So thank you. So, again, I almost feel like we all know
6 each other. I just wanted to hit all the highlights.

7 Did I introduce everybody, Mike?

8 MR. JOYCE: Yes.

9 MR. LINNEAR: Who here is a private citizen?

10 PRIVATE CITIZEN: The back row.

11 MR. LINNEAR: Can I say something? It's kind of
12 interesting. We were joking about this last week. We
13 said we wanted to bring as many employees as we could to
14 almost outnumber the citizens that were going to be
15 here. And we almost did. Thank you for coming.

16 PRIVATE CITIZEN: So there's just five of us?
17 Everybody else is part of the ...

18 MS. SCHREIBER: (Inaudible) the Citizen Advisory
19 Group.

20 MR. LINNEAR: She's the head. She's representing a
21 lot of people.

22 PRIVATE CITIZEN: So there's six of us here.

23 PRIVATE CITIZEN: Maybe we should address how you
24 advertise this meeting.

1 MR. LINNEAR: That's a good question. Mike, do you
2 want to take that on?

3 MR. JOYCE: Mailed out a few thousand fact sheets,
4 ads in the News-Sun and the Nueva Semana, the Spanish
5 paper, plus distributed 300 Spanish fact sheets to
6 various bakeries, restaurants, churches, and clubs.

7 MS. SCHREIBER: And it was discussed and noted at
8 the Waukegan Harbor Citizen Advisory Group last
9 Thursday.

10 MR. LINNEAR: It sounds as if there's a lot of
11 interest from the people who are here. And even the
12 people who aren't here have shown a lot of interest.

13 MS. STREGE: And there have been calls in to the
14 City of Waukegan that have been directed to my office.
15 And I've tried to walk them through this. So it's not
16 like people don't care. I think it's just availability.

17 MR. LINNEAR: So does that kind of touch base on
18 that issue? There's no question that we don't
19 entertain, and there's no bad question. But in this
20 case, I think that we tried to advertise it and we tried
21 to touch all the bases and we tried to touch all of the
22 people who are not only intimately involved but we tried
23 to touch those that maybe are still on the periphery.

24 This has also been translated into Spanish, so

1 we've actually tried to reach out to other parts of the
2 community who speak Spanish and Slovakian. So we've
3 tried to touch what we think is the best representative
4 sampling of what is Waukegan. I think I'm saying it
5 correctly.

6 MR. DREXLER: I will just add a little bit more.
7 It's certainly not a requirement during this public
8 comment period that people attend the meeting. As part
9 of the sheet that was distributed that we mentioned,
10 people can fill that out also and mail that in. And
11 those comments are just as valid as anything that people
12 might have an opportunity to speak about this evening.

13 MR. LINNEAR: One of the things, and sort of what
14 we're doing here, we wanted to address all important
15 issues. I think this kind of dovetails to what Tim was
16 just mentioning. This is a public meeting for a
17 proposed plan. And that's why we actually have a court
18 reporter here who is taking the minutes of everything
19 that is actually going on, because this is actually,
20 again, an official meeting. This is not just a
21 presentation where we speak and you guys ask questions
22 and we do not answer. This is actually an official
23 meeting. And that's typically what happens.

24 Are there any other burning questions before

1 we get started?

2 Okay. First of all, thank you for coming. My
3 name is David Linnear.

4 A Proposed Plan. As you can see, a proposed
5 plan basically is the presentation of preferred cleanup
6 alternatives. What is that? This is a cleanup of a
7 site. So in this case, there are different ways we can
8 clean it up.

9 So what we have to do is we have to propose to
10 you what it is that we want to do as an alternative to
11 cleaning it up. It's a summary of site investigations
12 have actually happened in the past. And you'll see more
13 of that as we go through the slides in terms of things
14 like remedial investigations, feasibility studies, risk
15 assessment, those types of things.

16 It's also, as we've kind of touched on
17 already, an invitation, whether it be through written
18 comment, whether it be through spoken word, whether it
19 be recorded, comments, questions about what it is that
20 we're actually offering and your thoughts on those in
21 terms of alternatives.

22 The public comment period has already begun,
23 and we are in the midst of that now. It began on July
24 the 11th. So if you choose not to ask any questions

1 tonight, it still does not preclude you from actually
2 submitting your questions to us later on as long as it
3 is within that time period. I think that you'll notice
4 within your fact sheet of our proposed plan is a blank
5 sheet. So we encourage you to actually go ahead, look
6 at that sheet, fill it out, and then submit it to us.
7 If you know of someone who is interested in the site,
8 you can actually go ahead and take a few with you and
9 please pass along the information that we're passing
10 along.

11 My contact information is on that sheet.
12 Mike's contact information is on that sheet. And if you
13 can't reach either of us, there is an 800 number on that
14 sheet that will allow you to kind of still go ahead and
15 get your thoughts and your comments to us, including our
16 address if you want to mail it in to us.

17 So, finally, this is the proposed plan that
18 amends the ROD, a Record of Decision, that was done in
19 2007 for soil.

20 The OMC Site. So the OMC site is located at
21 900 Sea Horse Drive. It's approximately -- The entire
22 site itself is about 90 acres. Plant 2 encompasses
23 roughly 65 acres of that site. So about two-thirds of
24 that site is Plant 2. And Plant 2 is also called

1 Operable Unit 4.

2 We ended up breaking the site into four
3 different operable units. What's an operable unit? An
4 operable unit is a technical term that we use to
5 describe what it is that we're operating within, ergo,
6 operable unit. This is the fourth operable unit that
7 we're working on.

8 Cleanup activities of some type have been
9 taking place at this site since the mid '80s.
10 Approximately \$150 million have been spent or plan to be
11 spent on cleaning up this site.

12 This is at the EJ area. What is EJ? EJ is
13 environmental justice area. That means that there is
14 some type of a disproportionate impact that's occurring
15 to a community that fits certain criteria for income and
16 makeup.

17 And, as I said before, we're also very glad to
18 have the Community Action Group present with us today.
19 The City is with us today, and other interested
20 citizens.

21 All right. So this is what OMC looked like
22 probably in the mid '60s. All right. I know I wasn't
23 around back then. That's Plant 1. I put this slide in
24 to sort of to give it a historical perspective. As you

1 can see, the site is located right off of Lake Michigan.

2 So a quick overview of the Outboard Marine
3 Corporation. This proposed plan, as I said before, is
4 to amend the 2007 ROD, which consisted of actions to
5 demolish the building, soil removal of contaminated
6 soils with PCBs, and sediment restoration, again, to
7 remove those. The proposal also that we're actually
8 going to be presenting is to deal with soils that are
9 left in very discrete places. And you're going to hear
10 about those. There are three discrete places. They are
11 the old die cast area of the former building, the west
12 utility corridor, and the north utility corridor.

13 The proposal you're going to hear about
14 tonight is going to be about \$4.8 million for those
15 three specific areas and will take us about 6 months to
16 complete.

17 EPA is proposing this amendment because we
18 still have found that there are soils containing PCBs
19 and some TCE DNAPLs, a dense nonaqueous phase liquid.

20 MS. STREGE: You mean, liquid that's not really
21 liquid?

22 MR. LINNEAR: Correct.

23 In these areas, we're actually intending to
24 leave the waste in place. So in the old die cast area,

1 what we're actually intending to do is put in a vertical
2 slurry wall and then to put in a cap. On the areas
3 where -- In the west utility corridor and the north
4 utility corridor, we're talking about putting in a cap.

5 Institutional controls will also be put into
6 place. Institutional controls are things that will help
7 try to make sure that the remedy that's put in place
8 stays effective for the short- and long-term. These are
9 things that we want to ensure that the remedy stays
10 intact.

11 We'll also be doing regular monitoring of the
12 site. And we want to make sure again all three areas
13 are properly addressed.

14 MS. STREGGE: Before you go to the next slide, could
15 you point out for the public where these three areas
16 are?

17 MR. LINNEAR: That's a good point. I'll use the
18 pointer. So this area here is the old die cast area.
19 So the plant was all of this. The western utility
20 corridor, is this right here. Can everyone see where
21 I'm pointing at? The northern utility corridor is this.
22 But the area specifically we're talking about is this
23 portion right in here, so one, two, and three.

24 So currently the proposed plan for the OMC

1 Operable Unit 4 Plant 2 is targeted to have the ROD
2 Amendment signed hopefully this September. The proposed
3 plan is the first step in that process to actually
4 become a record of decision. We are telling you what we
5 at EPA are proposing. Then we're going to wait to find
6 out what comments you have before a final decision for
7 record of decision is given. That record of decision
8 will then amend the ROD, the record of decision, that
9 occurred in 2007. I'm saying it slowly because it gets
10 a little confusing.

11 All right. So, again, I'll back up and say it
12 differently. In 2007 we made a decision in consort
13 with -- the decision was in concurrence with the State.
14 We made the decision to go ahead and demolish the
15 building, to remove the soils, to deal with the
16 sediments.

17 All right. Now what we're saying is something
18 has happened that is going to change that a little bit,
19 so we need to amend that decision. So we're amending it
20 to deal with this little area here now, that little area
21 here, and that little area there. We're amending it
22 because when we actually made the decision to do it, the
23 building was still there. So we didn't know the extent
24 of the contamination that was there. When we did it, we

1 didn't know exactly what was going on in the utility
2 corridors. So now we've done some things. Now we know.
3 So now we're coming back saying we need to amend the
4 previous record of decision, decision document.

5 So in the case here, what we actually have is
6 not only PCB contamination in the soil, but we're going
7 to call these subsurface soils, so they go down deep.
8 We're talking roughly about 24, 28 feet deep.

9 PRIVATE CITIZEN: How did they get there, that far?

10 THE COURT: Good question. So this area again -- I
11 want to try to answer this question. Imagine a building
12 there. So when they were there, this is probably --
13 Again, the old die cast, so this is where they were
14 using a lot of die-casting processing. So in their
15 manufacturing processes, they were using liquids that
16 contained PCBs. So this area, this concrete here was
17 getting soaked more than any other area. That's
18 probably how it kind of got so bad.

19 Also in this area, you probably had piping
20 that was running underneath the foundation. And if any
21 of those things leaked, it kept going down also.

22 So you have several different probabilities of
23 why that particular area had more than others.

24 Let me also say that this is not the only area

1 when we took the building up where there was still some
2 residual PCBs. There were other areas. They just were
3 not as large or extensive and maybe not containing the
4 same high levels of PCBs as in that area.

5 Does that answer your question?

6 PRIVATE CITIZEN: (Nodding.)

7 MR. LINNEAR: Let's see. Let's go the next slide.
8 A little bit of site history. So as you can tell, this
9 site has been around -- So they started manufacturing
10 motors in 1948, bankruptcy about 2000-ish. The building
11 itself is about over a million square feet. So that
12 plant that you saw, a million square feet. And, again,
13 they were using PCBs, TCEs in production, leaks and
14 discharges. But that's kind of what happened.

15 So the RI, the remedial investigation, which
16 is an instrument that we use to actually go ahead and
17 try to determine the extent of contamination, was done
18 in about 2004. The FS, the feasibility study, the
19 feasibility of things that can be done to remediate the
20 site to address the RI was 2005. PCB contamination
21 again was in the concrete.

22 So the ROD in 2007 selected a remedy for the
23 soil sediments Plant 2. And, as I said before, we were
24 excavating, which means basically to dig the soils and

1 sediments. We were trying to do that to achieve cleanup
2 levelling of 1 ppm per PCBs. Then there was an
3 abatement of asbestos, which basically means that where
4 they had asbestos in the building, we basically like
5 wrapped it up, put it in a big plastic bag, and got it
6 out of there so that it was not a threat to any workers
7 or anybody around, and dispose of it off-site. Also we
8 went ahead and made sure we removed all the concrete,
9 got that out of there. So we demolished the building,
10 got the asbestos out, removed the building and all of
11 its contents, and then tried to remove the soil that was
12 contaminated. So that was also done. And then we took
13 all that off-site to a regulated disposal facility that
14 can receive that kind of material.

15 Cleanup started in 2009. So, as I told you,
16 we removed all that. So once all this stuff is gone,
17 now we kind of go back and see did we get it all up, did
18 we get everything that was there. And that's how we
19 determined that we still had some around the old die
20 cast area. We found there was still some around the
21 utility corridors, the west and the north. I'm going to
22 get into a little more into the difference between the
23 west and the north a little bit later on. But that's
24 what we found in there.

1 I'm going to fly through this real fast too.
2 Demolition of Plant 2 occurred in the middle of 2010.
3 All between 2010 and 2011, the building was gone, the
4 soil was gone, asbestos was abated and demolished and
5 removed off-site. So that's when all that happened.

6 So this gives you a good illustration of where
7 the really bad PCBs are. The red indicates PCBs above
8 50 ppm. So this is really hot in here. We have samples
9 in here also. I didn't bring that diagram. But there's
10 also some hot spots in here and some in here.

11 Any questions?

12 PRIVATE CITIZEN: It may say in the pamphlet, but
13 the die cast area, do you have the acreage on that?

14 MR. LINNEAR: Yes. It's 5 acres. So imagine from
15 here all the way back -- Remember that other slide I
16 showed you. Go back a couple of slides. So from here
17 to here to here to here to there, that box, that box is
18 roughly 65 acres. This is the old die cast area about
19 here, and that's roughly 5.

20 So the entire site will have -- What changes
21 is this. Originally the ROD called for unlimited and
22 unrestricted usage of all hazardous waste -- I mean, of
23 the site because all hazardous waste would have been
24 removed. I'll say that again. The ROD called for

1 unlimited and unrestricted usage of the site. So you
2 could have done everything in it because what we were
3 planning to do was take everything out. The plan was to
4 have little Timmy sit on that site anywhere he wanted
5 to. If he made little mud pies, he could eat them.
6 That was the plan. However, as you see now, we're not
7 going to be able to get all of it out. So that's one of
8 the reasons we're having to amend it.

9 The plan though is still to be able to have
10 the entire site accessible for some form of usage.
11 Okay. So we're not saying that you can't use the whole
12 site. And in particular I'm looking at one person for
13 that. But it's just not the whole site. So, for
14 example, if you wanted to put a fire station on top of
15 the old die cast area after we get done, you could do it
16 as long as you didn't drill into the old die cast area.
17 All right.

18 So the other parts of this is that during the
19 soil remediation activities, again we found all these
20 different areas we had to deal with and we dealt with
21 them as appropriately as we could. Current conditions
22 require some management of those soils at higher levels.
23 That's what we're proposing to deal with as a remedy.

24 PRIVATE CITIZEN: I don't know what that means.

1 MR. LINNEAR: Okay. So because we issued a ROD in
2 2007 that said we're going to take everything out and
3 now we really can't take it all out -- and we're going
4 to discuss that later in this presentation -- so now
5 we're talking about the current conditions are requiring
6 that we actually have to manage some of that in place.
7 We got deal with that where it was. And I'm going to
8 explain how we're going to do that. I'm going to
9 explain to you where it's at and that it exists.

10 PRIVATE CITIZEN: Are RODs usually reevaluated
11 every couple of years?

12 MR. LINNEAR: We actually look at RODs on a regular
13 basis. And most sites is what's called a 5-year review.

14 PRIVATE CITIZEN: It's funny that it coincides,
15 isn't it?

16 MR. LINNEAR: Well, actually, it -- not in this
17 particular case.

18 PRIVATE CITIZEN: Okay.

19 MR. LINNEAR: In this case, what we're doing -- And
20 that's a good question. It really is.

21 PRIVATE CITIZEN: Well, you said the last one was
22 2007. Plus 5 does get us right now, right?

23 MR. LINNEAR: Well, yeah. But let me try to
24 elaborate on that. The way this particular site works,

1 we actually have multiple operable units. We actually
2 have multiple RODs. So each ROD actually has a
3 different date.

4 PRIVATE CITIZEN: This is a 2007 ROD Amendment
5 which would have been regularly reviewed.

6 MR. LINNEAR: Hold on. Let me get there.

7 In this case, we also just had a 5-year review
8 that had nothing to do with what we're doing here.

9 Tim, do you want to justify the review real
10 quick?

11 MR. DREXLER: That's in the repository for review.
12 As David mentioned and as you mentioned, we -- when
13 there is a remedy that has waste that remains in place
14 or when work is not yet completed, then we review those
15 remedies every 5 years. And as you said, the last one
16 was in 2010. We just finished up a review of this site
17 last month, and that's available for people.

18 PRIVATE CITIZEN: So this was processes?

19 MR. DREXLER: Well, the 5-year review is sitewide.
20 And this is one of the portions of the site. This is
21 one of the operable units within the context of the
22 entire site. The 5-year review is the entire site.

23 MS. STREGE: There are four sites. This is just
24 one of them.

1 PRIVATE CITIZEN: I got that. The other three, the
2 amendments, whatever you process is finished.

3 MR. DREXLER: Well, we continue to review. Like I
4 said, in the 5-year review, we review all of them to
5 find out if we still consider the remedy that was
6 selected is protected.

7 PRIVATE CITIZEN: Okay. So this is the first of
8 four then? I'm trying to get the process in my head.

9 MR. DREXLER: Yeah. This is just one of four. And
10 they're broken up a lot of times in geographical areas.

11 MR. LINNEAR: Let me try to help. I think I
12 understand where your confusion is. Okay. So with this
13 site, this is the fourth 5-year review. So if we
14 actually go back from 2012, that would be 2007 and then
15 2002 and then 1997 and then 1992. So in 1992 we
16 actually were doing a 5-year review for something that
17 happened in 1987. So in 1987, a clock started for the
18 OMC site. Whether they had one operable unit, two
19 operable units, three operable units, or four, 1987 a
20 clock started for the OMC site. Then every 5 years, we
21 came back and looked at that whole site, whether they
22 have one operable unit or two operable units. Then
23 5 years later, we looked at the whole site, whether it
24 had one operable unit, two operable units, or three

1 operable units, then every 5 years again. So that's the
2 5-year review process.

3 In this case, this ROD happened to just be
4 signed in 2007. It just happened to happen that way.
5 That's just completely coincidental. Does that address?

6 PRIVATE CITIZEN: And the reason why you're
7 amending it now doesn't have to do with how many years
8 has passed, it has to do with the fact that you've
9 encountered more PCBs.

10 MR. LINNEAR: Correct.

11 PRIVATE CITIZEN: I think that's what I was trying
12 to get to. I said does it have anything to do with the
13 5-year review. And the answer is no, it was a
14 coincidence. Here we are here because you found
15 something that needs to be addressed.

16 My other question was the other operable units
17 that you have and are in the 5-year review, we are not
18 expecting an amendment, or are we, of the ROD, RODs,
19 whatever they have?

20 MR. LINNEAR: Not at this time.

21 PRIVATE CITIZEN: That's what I was trying to get.
22 Thank you.

23 MR. LINNEAR: Yes ...

24 PRIVATE CITIZEN: What are the other operable units

1 in this site? You're talking about the old plant and
2 the harbor. I can't think of the fourth one.

3 MR. LINNEAR: Tim, do you want to take that real
4 quick?

5 MR. DREXLER: The third operable unit is all the
6 containment cells. The first one is the harbor. The
7 second one is the coke plant.

8 MR. LINNEAR: All right. These questions are
9 great. Are there any other burning-issue questions?

10 Let's go to the next slide. There you go. So
11 here they are. So here is Operable Unit 1, the harbor;
12 Operable Unit 2, right here; Operable Unit 3, the cells;
13 Operable Unit 4.

14 MS. STREGE: I have a good question. When we build
15 our new PCB cell on Operable Unit 4, will the new PCB
16 cell be considered part of Operable Unit 3 because it's
17 a PCB cell or is it going to be considered part of
18 Operable Unit 4 because it's located on 4?

19 MR. DREXLER: It would be part of Operable Unit 3.

20 MS. STREGE: Okay. Because it's part of the
21 ongoing operations of the PCB cells just like Unit 3 for
22 the PCB cells?

23 MR. DREXLER: Yeah. And by characteristic. And
24 David will go into it. It's going to be in a similar --

1 It is going to be constructed similarly to the other
2 cells.

3 PRIVATE CITIZEN: That will be part of Operable
4 Unit 3 because of something you obviously know that I
5 might not have to know?

6 MR. DREXLER: We just distinguish them because it's
7 then easier for you to ...

8 MS. STREGE: That was for my own personal. It
9 wasn't a City question.

10 MR. LINNEAR: It was a good question. Any other
11 burning questions?

12 So as you can tell, we've deviated from the
13 we'll-take-questions-at-the-end dramatically. But I
14 felt it was necessary to do so because I think some of
15 these were just sticking in your craw as you're trying
16 to go through this and you would have retained all that.

17 PRIVATE CITIZEN: When you pointed out the
18 containment cells, you just did east and west. You
19 didn't do Slip 3?

20 MS. SCHREIBER: It's right there.

21 MR. LINNEAR: And thank you. She just brought in
22 some diagrams that hopefully will help a little bit.

23 MS. SCHREIBER: The color is just brighter. That's
24 all.

1 MR. LINNEAR: All right. So let's go to the next
2 slide. All right. So again this is the history of it.
3 And if you ladies and gentlemen don't mind, I'm going to
4 speed this up a little bit so we kind of get to the end.
5 So, again, I talked about the remedial investigation,
6 the risk. Any questions on that?

7 (No questions.)

8 MR. LINNEAR: Next. Let me explain the slide. So
9 again before we made a decision in 2007, we went ahead
10 and did a remedial investigation to determine again the
11 extent of the contamination. That happened in 2004. In
12 2005, then we went ahead and looked at the feasibility
13 to go ahead and develop a remedy to address the extent
14 of the contamination that we discovered in the remedial
15 investigation. We also conducted a risk assessment or a
16 risk study to determine the nature and extent of the
17 contaminant relative to human exposure and et cetera and
18 the risk associated with that.

19 Next slide. This slide, again, this is
20 just -- I call them pretty pictures. We try to show you
21 what the site kind of looks like. So this kind of gives
22 you a detailed breakdown of what all the parts of the
23 plant were. This is kind of the entrance to the harbor
24 area. This is the utility corridor west. This is the

1 utility corridor north.

2 Okay. Next slide. So let's start talking
3 about current focused feasibility study. As you heard
4 me say many times, remedial investigation tells you what
5 we found. In this case, we've already done a remedial
6 investigation so we knew that there were PCBs out there.
7 So what we did is we took our confirmatory sampling when
8 we found PCBs in the old die cast area and PCBs in the
9 utility corridors and we said what's the best feasible
10 way to resolve the remaining contaminant concerns. So
11 we're now focusing specifically on those areas. We call
12 that a focused feasibility study. Okay.

13 So the focus feasibility then said these are
14 your best alternatives to clean up that focused area you
15 want to look at. So it came up with Alternative 1, 2,
16 3, 4, and 5. So there are five alternatives to deal
17 with the old die cast area, the west utility corridor,
18 and the north utility corridor, five.

19 All right. The first one is to do nothing.

20 The second is to actually go ahead and put a
21 cap over the contaminated soils. In addition to that,
22 then go ahead and make sure that we have IC's in place,
23 institutional controls, that let's us know that what we
24 put in place is effective and still providing long-term

1 protectiveness and short-term protectiveness and a few
2 others things. And then the last is to monitor what
3 we've done to make sure it's also still working.

4 The third, it becomes an additive. The third
5 is do the same cap. However, now what we're going to do
6 is we're going to put in a vertical slurry wall. What's
7 a slurry wall? A slurry is a mixture of various
8 compounds that try to act almost as like a buffer to
9 stop anything from moving in or out. Okay. In this
10 case, a bentonite slurry wall. Again, have ICs in
11 place. Any questions on what a bentonite is?

12 PRIVATE CITIZEN: Where is the wall going?

13 MR. LINNEAR: The wall would go -- Imagine a hole.

14 PRIVATE CITIZEN: I don't need a hole. I have a
15 map.

16 PRIVATE CITIZEN: 28-foot deep?

17 MR. LINNEAR: Yes.

18 MS. SCHRIEBER: Around this area (indicating).

19 PRIVATE CITIZEN: That was my question.

20 MR. LINNEAR: And then monitor.

21 Number 4 would be actually to do on-site
22 treatment, which actually would be to kind of go into --
23 again we have three different areas -- into the old die
24 cast area, to go in and try to mix things up and make it

1 a solid piece. Then to do ICs again and monitor.

2 The fourth would be to try to excavate, dig
3 all of it to try to take it off-site -- to take it
4 off-site. Again ICs and monitor.

5 Next slide. This is a good example of what
6 the site looks like right now. That actually is one of
7 the cells. So a cap would look pretty much something
8 like this because a cap, once it's done, it actually
9 vegetates. So that's kind of what it would look like.

10 PRIVATE CITIZEN: In a drought.

11 MR. LINNEAR: In a drought. This is a drought, so
12 this is the result. This should be green. Good point.

13 I think I say this on behalf of not only me,
14 but Tim and Sheila. We are really happy with the work
15 being done by the contractors that were selected to get
16 this work done. And they have been very mindful to make
17 sure everything is not only done in accordance with
18 specifications and guidelines and regulations, but as
19 aesthetically pleasing as possible. That's another. It
20 shows you nice continuity in terms of what they're
21 doing, trying to get this as pleasing as possible to the
22 eye.

23 Next slide, please. So what we do is we
24 actually have -- EPA has nine evaluation criteria that

1 we actually use. The first of which is the overall
2 protection of human health and the environment,
3 compliance with ARARs.

4 Next slide, please. Then we also look at
5 long-term protection. Now a lot of the words you've
6 been hearing, I was using them on purpose because I knew
7 I was going to get to this point. Long-term
8 protectiveness, permanence, in other words, once this is
9 done, we're not coming back again. We're looking at
10 possible treatments. That's what you heard with the
11 fourth one. Short-term effectiveness, this gets back to
12 making sure that workers are protected when they're
13 doing the work and then afterwards. That is
14 implementable, something we can do. Costs, something
15 that is cost effective.

16 Next slide. We also want to make sure that
17 the State, the Illinois EPA has had a chance to look at
18 this, thought about this, and says this makes sense.
19 And, finally, just kind of getting to what we're doing
20 tonight, we're talking to the community about why we're
21 doing it hoping to get your acceptance about what we're
22 trying to get done.

23 Next slide. So in looking at the five
24 alternatives, again I'll go through them slow and then

1 start picking them up faster.

2 The first one would be doing nothing.

3 The second being doing a cap.

4 The third one would be doing a cap and a
5 vertical slurry wall.

6 The fourth one trying to do treatment in
7 place.

8 And the fifth one being to remove all the
9 materials.

10 Using the first out of the nine criteria, we
11 found that number one is not protective, so that's why
12 we knocked that out. But the other four do provide
13 protectiveness and address the risk issues due to
14 exposure.

15 Next one. Compliance with ARARs. ARARs are
16 appropriate, relevant, and applicable requirements. The
17 first one does not comply with ARARs. And ARARs are not
18 only for the federal government, but also for the state
19 government and sometimes also for the city government.
20 So when we say ARARs, it's that entire range. The
21 others do.

22 Go to the next one, please. Long-term
23 protectiveness and permanence. One, (vocally
24 demonstrating). Two, yeah. Three and four, they

1 provide even more protectiveness with the capping and
2 limited exposure because again you have that vertical
3 slurry wall now. Nothing is going out. Nothing is
4 going down. Nothing is going up. And then the fifth
5 one, that's trying to take everything out.

6 Next one, please. And I also want to clarify
7 the fifth one. Again, there are three areas. There is
8 the old die cast area, the western utility corridor, and
9 the northern utility corridor. So when we talk about
10 excavating all of the elements out, we can only excavate
11 in the old die cast area. Why? Because the northern
12 utility corridor and the western utility corridor have
13 utilities actively running in them. One has a 12-inch
14 high pressure natural gas pipe. You know what that
15 means.

16 PRIVATE CITIZEN: How long has that natural
17 gas pipe been there, and then how do the PCBs get there?
18 I mean, I understand the die cast building and the
19 cracks in the concrete and broken pipes and stuff. But
20 how could the PCBs get under these utility corridors.

21 MR. ADLER: It's polluted on the surface of the
22 utility corridors.

23 PRIVATE CITIZEN: Runoff?

24 MR. DREXLER: Runoff from the plant.

1 UNKNOWN SPEAKER: This whole area was sand. Just
2 think of it as a sandy area, and that's very porous.
3 And any type of runoff, if you don't have really strong
4 environmental controls or just plain controls for
5 safety, it seeped and leaked out and it follows
6 channels.

7 PRIVATE CITIZEN: When was the natural gas line put
8 in?

9 MR. LINNEAR: I don't have an exact date. And I
10 don't like to give information I don't know.

11 UNKNOWN SPEAKER: This would have been a long time
12 ago, long, long time ago.

13 PRIVATE CITIZEN: What's the life span of a large
14 natural gas pipeline?

15 MR. LINNEAR: It's a long time.

16 PRIVATE CITIZEN: Technically I know there's an
17 answer to the question with the Pipeline Manufacturing
18 Association Group.

19 PRIVATE CITIZEN: I would think it's very long just
20 because it's natural gas. It's not a liquid or
21 anything.

22 PRIVATE CITIZEN: When the utilities were
23 excavated, is it possible that they used contaminated
24 soil to backfill the utilities?

1 UNKNOWN SPEAKER: Probably not because the PCBs
2 were used by OMC in the 1960s and 1970s. And I believe
3 the utilities have been there much longer. I think the
4 North Shore Sanitary District said the pipeline in the
5 western corridor is 50 years old.

6 PRIVATE CITIZEN: Okay. So everything that's in
7 the ditch, all the utilities that's in the ditch is
8 1960, so that's 50 years old. And their life expectancy
9 is 100?

10 MR. LINNEAR: Sir, your question is a logical
11 question. I just don't have the answer.

12 PRIVATE CITIZEN: I'm just bringing up the ...

13 MR. DREXLER: In terms of servicing those pipelines
14 in the future, part of what Dave is talking about is
15 institutional controls. And institutional controls are
16 mechanisms that we put in place that the owners of
17 properties must follow careful procedures in order to
18 work in those areas. So what it means is that these are
19 going to be identified through this ROD Amendment as
20 areas that need to be treated specially. So that means
21 that if the natural gas company goes into these areas to
22 service these pipelines or the sanitary district goes in
23 to deal with this 51-inch concrete pipeline, that
24 they're going to have to use protective measures in

1 terms of worker exposure and also proper care and
2 disposal of soil.

3 MR. LINNEAR: They were actually going to be
4 working in a known contaminated soil.

5 PRIVATE CITIZEN: So now, let me -- Concrete -- The
6 plants had concrete floors. However thick they were,
7 they had cracks in them. The PCBs they were working
8 with migrated through the cracks into the soil, followed
9 pipes. And now we're talking about concrete pipes.
10 However thick they are, there could be cracks in those
11 pipes now and PCBs could be going from the ditch into
12 the drainage?

13 MR. LINNEAR: Correct. That is a possibility.
14 There is no doubt about it. And that 51-inch is going
15 to the north sanitary district. That's where it's going
16 to.

17 PRIVATE CITIZEN: Illinois River?

18 MR. LINNEAR: No. To the district treatment plant.

19 Okay. Go back, back, back, back. That one.
20 This is the natural gas. Here's the area that we've
21 already tested, and we know there are PCBs in there. So
22 the ditch for North Shore is running in here.

23 Now, there's a second issue. This is also
24 where the E&J (phonetic) railroad is. So it's right

1 here, running right parallel with it. So it would -- in
2 terms of probability, another difficulty to deal with
3 those areas.

4 MS. STREGE: How will North Shore Sanitary be able
5 to deal with those soils whenever they're doing their
6 work.

7 MR. LINNEAR: That's what Tim was saying. They
8 will be put on notice that there's PCBs, soil
9 contamination in this area. And if they do go in there,
10 they have to consult the soil management plan, which is
11 going to be an institutional control.

12 PRIVATE CITIZEN: And since it's paid for by the
13 people, by the taxes.

14 MR. LINNEAR: I don't know the politics of that.

15 MR. ADLER: Whichever utility is doing the digging
16 to replace the pipelines has to make preparations to
17 dispose of the contaminated soil off-site. So they
18 would have to pay for that work.

19 PRIVATE CITIZEN: How far out did you actually
20 test? The northern one, I get. But the western is cut
21 off, and that's where the heavy contamination is in the
22 western corridor. How far out did you get with your
23 testing?

24 MR. DREXLER: Part of the design for this work and

1 part of the proposed would be that there would be
2 additional evaluation of that western area. We have
3 some soil sampling in that area to show that there are
4 elevated levels of PCBs in the soil. But we recognize
5 that additional characterization would have to be done.
6 That would be a part of remedial design to evaluate, you
7 know, what size of an area we're talking about that
8 would need these institutional controls and possible
9 cover to protect people from incidental exposure.

10 PRIVATE CITIZEN: You mean you don't know yet?

11 MR. DREXLER: Correct. I'm sorry. That was kind
12 of a long answer.

13 PRIVATE CITIZEN: It was. So we don't know where
14 it is.

15 MR. ADLER: We know where some of it is. We have
16 to find out where the rest of it is. It's probably
17 covered up.

18 PRIVATE CITIZEN: So the higher concentrations of
19 the PCBs on the long gas line is on the western side?

20 MR. LINNEAR: The gas line is the one in blue.
21 It's right here.

22 PRIVATE CITIZEN: The higher concentrations are
23 right there. Again, how do those PCBs get there because
24 it's so far away from the manufacturing plant?

1 MR. LINNEAR: At one point, this cell wasn't there.

2 PRIVATE CITIZEN: What was there?

3 MR. LINNEAR: A lagoon.

4 PRIVATE CITIZEN: It's on the color map.

5 MR. DREXLER: Most likely that was either plant or
6 parking.

7 PRIVATE CITIZEN: And there's a building on the
8 other side which is in the other picture.

9 MR. LINNEAR: Remember, again, this facility was
10 operational in 1948. So it's been there a long time.
11 The PCBs got into their operation procedures in the '60s
12 and '70s.

13 PRIVATE CITIZEN: But the containment cell is right
14 up in that corner right next to the gas pipeline. I
15 would think, before you put the containment cell up
16 there, you would have known that there was more PCBs in
17 there that needed to be cleaned up.

18 MR. LINNEAR: A logical thought. We actually
19 didn't really start doing any work because it wasn't to
20 the United States EPA's attention until the '80s.

21 PRIVATE CITIZEN: After the harbor was cleaned up?

22 PRIVATE CITIZEN: No. Before the harbor was
23 cleaned up.

24 PRIVATE CITIZEN: Why would you put the containment

1 cell there? Why wouldn't you have discovered there's
2 already PCBs there? And then you're putting a
3 containment cell right next where there's more PCBs.

4 MR. ADLER: It's a tawdry history of OMC not
5 allowing EPA to get on their property until the law was
6 changed in 1986. So, therefore, the amount of sampling
7 done on the OMC property because it was operating as a
8 manufacturing facility was not as thorough as one would
9 hope.

10 OMC picked out the locations of these
11 containment cells, former Boat Slip No. 3 and the
12 western containment cell and the eastern containment
13 cell on their own property. And they enclosed it around
14 already polluted land, and they put more polluted
15 material into it. So the boundaries were just arbitrary
16 and obviously didn't get all the pollution inside of it.

17 PRIVATE CITIZEN: But they did win a lawsuit to be
18 able to clean it up (inaudible). It was their plan
19 anyway.

20 MR. ADLER: It was their plan to clean it up
21 themselves.

22 PRIVATE CITIZEN: So in that containment cell is
23 the PCBs from the harbor, right?

24 MR. DREXLER: In part. There were a number of

1 ponds that were pretty highly contaminated also. And
2 soil from that area was also put into the containment
3 cells.

4 PRIVATE CITIZEN: All right.

5 MR. LINNEAR: Again, there's a long history with
6 this site. And that's one of the reasons that I'm
7 inviting other members of the team that have a lot more
8 of the history to answer some of those questions. I'm
9 thankful that they are here.

10 PRIVATE CITIZEN: So it's really possible that that
11 section by the gas line got contaminated when they were
12 making the containment cell.

13 MR. LINNEAR: Possibly. Any of those types of
14 things is possible because we don't the form they were
15 transporting it.

16 MS. STREGE: There is no tracer on the PCB saying
17 where it came from.

18 MR. LINNEAR: We call those fingerprints. It's
19 hard to get a fingerprint of where it came from.

20 Okay. Go forward, forward, forward, stop. So
21 Alternatives 3 and 4, they actually do kind of deal with
22 the treatment aspect of this. And how is that? There
23 are going to be extraction wells inside the vertical
24 barrier to take ground water out and then have that

1 treated.

2 PRIVATE CITIZEN: And the treatment is in the
3 building that's still on the property.

4 MR. LINNEAR: Everybody understand that?

5 MR. DREXLER: Well, no, it wouldn't be treatment in
6 the Triax Building. Currently, there are two treatment
7 buildings that are stand-alone, part of eastern and
8 western cells.

9 PRIVATE CITIZEN: Very small ones also. They are
10 only 10 feet by 6 feet.

11 MS. STREGE: Yeah. They look like outbuildings in
12 the backyard that you put your lawnmower in. They're
13 about that size.

14 MR. DREXLER: Those will be expanded in order to
15 handle this additional volume.

16 PRIVATE CITIZEN: So what's in the Triax Building.

17 MR. DREXLER: The Triax Building is built for the
18 treatment of water coming from the harbor when we do
19 dredging.

20 UNKNOWN SPEAKER: Because it's going to be a large
21 volume of water coming from the hydraulic dredges. So
22 that system is for treatment of the water from the
23 harbor.

24 MS. STREGE: It was formerly used for the coke

1 plant. Now it's being transitioned to take care of the
2 harbor.

3 MR. LINNEAR: And that comes from the current owner
4 of the property. The City owns the property now.

5 All right. So Alternative 4 again would be to
6 go ahead and put things into the -- and mix it all up
7 and make it solid.

8 Next slide. Short-term. Again, number one is
9 no action, so it's does nothing. I'll hit the
10 highlights. So again what we're trying to make sure of
11 is that when construction workers are working in the
12 area that they're protected. 3, 4, 5 really kind of
13 give us a lot of that. We also want to make sure we
14 have health and safety controls in place.

15 Next slide. All of these are implementable
16 including no action, so all of these can be done.

17 Next. So getting to the bottom line, these
18 are costs. So to do no action --

19 MS. STREGE: I have a question.

20 MR. LINNEAR: Yes.

21 MS. STREGE: Do all of these costs include the
22 ongoing monitoring and ongoing operations costs, or are
23 these just the costs of constructing the design?

24 MR. LINNEAR: These costs would be stand-alone

1 costs for these alternatives specifically. So all other
2 costs are still occurring, and then you add these to it.

3 MS. STREGE: Right. But is it for the O&M?

4 MR. DREXLER: It includes O&M.

5 PRIVATE CITIZEN: I kind of think I have the same
6 question. So the existing Record of Decision must have
7 some cost in it. So what we're looking at are the
8 numbers that would be in addition?

9 MR. LINNEAR: Yes, ma'am.

10 MS. STREGE: Does anyone know what the cost is
11 without these numbers added approximately?

12 MR. LINNEAR: The total cost ...

13 MS. STREGE: The total cost of the project right
14 now.

15 MR. DREXLER: For Plant 2 area?

16 MS. STREGE: For Plant 2.

17 MR. DREXLER: About 48 million.

18 MS. STREGE: 48 million. And then we're adding
19 this to that?

20 MR. DREXLER: That's correct -- Well, no. No. I'm
21 sorry. We've already made estimates for this work that
22 are part of that \$48 million total. So, essentially,
23 we -- Again, these are just estimations, that the
24 estimation would include Alternative 3, which is our

1 preferred alternative.

2 MS. STREGE: Okay. So it would really be about
3 44 million give or take?

4 MR. ADLER: The cost estimate for all the ground
5 water cleanup is 13 million over time. The cost
6 estimate for all the soil and building demolition is
7 31 million over time. And if you add on the cost of
8 treating this in place.

9 MR. LINNEAR: 13, ground water; 31, soil. Plus.
10 So again I'm going to kind of cover this
11 verbally. This is to do no action. That's just O&M.
12 This would be to just put a cap up, no slurry wall.
13 Number three would be cap and slurry wall. And all of
14 these include institutional controls to stop workers
15 from going out and doing that stuff. Four would be to
16 actually again put something into the old die cast area,
17 solidify it, and then put a cap in the west and the
18 northern utility corridors. And the fifth one would be
19 to excavate down as deep as we can go, which doesn't
20 guarantee we get it all out, just in the old die cast
21 area and then still put a cap in the west and the north
22 utility corridors.

23 Next slide.

24 PRIVATE CITIZEN: Before we leave the money, do we

1 actually have any of it?

2 MR. LINNEAR: Do we have the money?

3 PRIVATE CITIZEN: We can talk about it all night
4 long.

5 MR. LINNEAR: Currently we believe there's money
6 available to get this work done.

7 PRIVATE CITIZEN: Can we have the Cadillac version,
8 or do we need to go for the Yugo?

9 MR. LINNEAR: We're not trying to do the Yugo or
10 the Cadillac. We're trying to build America. We're
11 trying to get the Chevy and Ford.

12 PRIVATE CITIZEN: I understand that. But that was
13 a serious question.

14 MR. ADLER: Money has to be planned, and the site
15 has to get in line with other sites in the United States
16 because we are low on money cleaning up sites in the
17 entire United States. So the worst cleanup sites are
18 addressed first. And since this material is underground
19 and not particularly very high risk in comparison to a
20 neighborhood soil, we would probably rank really low to
21 get the money to remedy this, especially if we have to
22 spend 24 to \$48 million to do it.

23 MS. STREGE. So if you were not able to get that
24 money through the US EPA and you were only able to get

1 the \$4.8 million because that's what the United States
2 government only authorized, but the community wanted the
3 better plan, then it would be either the State or the
4 City or whoever, the developer or whoever would have to
5 come up with the rest of the money. Is that what you're
6 saying?

7 MR. ADLER: If community opposition to the proposed
8 plan was great enough and a different remedy was
9 selected by the agency as a result, I think there's a
10 good chance it would sit there designed with plans and
11 specifications ready to put out for bid on the shelf for
12 a long time until we moved up in the ranking and we were
13 ready to be funded versus all the many other cleanup
14 sites in the United States.

15 MS. STREGE: Understood.

16 PRIVATE CITIZEN: As far as the plans go, I mean,
17 when the remediation is complete, how do the specific
18 plans affect what you can do with the property once it's
19 done?

20 MR. LINNEAR: Let me try to answer it for you this
21 way. When the ROD was done in 2007 -- and I'm going
22 back a step -- it was the intent of that ROD to try to
23 have unlimited usage and unrestricted usage by taking
24 everything out, again, so that little Johnny could sit

1 there and make mud pies. That was the concept. Okay.
2 We're here today because we found that there's still
3 more PCBs that we've got to get out and try to come out.
4 To meet those nine criteria just is not cost effective
5 and other issues, on and on.

6 So now we still want to give the owner the
7 opportunity to have as much usage of the site as
8 possible with institutional controls, saying, okay, you
9 can still, let's say, develop it for residential usage
10 except in this one area we don't want you to make it
11 residential, maybe make it commercial, make it
12 industrial, put a parking lot on it. So now your usage
13 has to be more restricted. It's not unlimited. You
14 have to now think a little more in terms of your
15 planning and development. Does that answer your
16 question.

17 PRIVATE CITIZEN: I think he was asking how
18 restricted because obviously if it's not excavated, it's
19 not residential standards. Are we talking a fence
20 around it? Are we talking open access?

21 MR. LINNEAR: In terms of it's accessibility, we
22 don't plan to leave it where you can't access it because
23 of any human threat or any environmental concern. If
24 there is not access now, it would be more because the

1 owner is saying we just want to fence it in. It won't
2 be because of any environmental issue. That's how we
3 plan to remediate.

4 MS. STREGE: So if the City wanted to use it for
5 open space for a park or if the City wanted to put
6 something other than someone's front house with their
7 kid running in the yard with a dog, there's some other
8 usage. Is that what you're saying, just not residential
9 except for if we did Option 5?

10 MR. LINNEAR: The best way to use a generic term
11 for it is we're trying to make it give as much green
12 space as possible without telling the owner or the
13 developer what to do. We're just saying these areas --
14 and that's what the institutional controls are for --
15 these areas are telling you this is where there is
16 contamination. You can't do blah-blah-blah.

17 MS. STREGE: And just so the public knows,
18 institutional controls are things like deed restrictions
19 that are actually reported against the property so any
20 successive owner that would be buying that property
21 would be advised of that in a title search. It's not
22 something that just goes into some vault someplace where
23 no one will ever know. It's part of the public record
24 for it. It goes with the land forever.

1 MR. DREXLER: Or restrictive covenant would be
2 another example.

3 PRIVATE CITIZEN: What about trees? You know, like
4 on the droughted greenscape that we looked at this
5 morning, you can't plant trees because the roots go down
6 too deep.

7 MR. LINNEAR: You're correct. But in some cases,
8 what is possible is you can actually put a planter on
9 top and have a tree grow inside the planter.

10 MS. STREGE: It would be similar to a tree growing
11 on the sidewalk.

12 MR. LINNEAR: So, again, we're not trying to tell
13 the owner or the developer what they can't do. There
14 are just certain things, restrictions.

15 PRIVATE CITIZEN: Things they can't do.

16 PRIVATE CITIZEN: Just in general -- Understanding
17 that obviously the institutional controls would have to
18 be developed, but just in general could you give us
19 maybe a brief list of the types of activities that you
20 would want to prevent taking place in those areas?

21 MR. LINNEAR: As an example, we wouldn't want you
22 to do anything that involved penetrating the cap.
23 That's a great example. Anything that goes down, no.

24 PRIVATE CITIZEN: That goes down more than ...

1 PRIVATE CITIZEN: Cap, are we talking liner and
2 clay?

3 MR. LINNEAR: I'll get to that, yeah.

4 But up, nothing down.

5 Let me go to the next slide. It will help.
6 So the other criteria is the State saying that they
7 also, you know, are on board, because we are partners,
8 and they concur. And in this case, the Illinois EPA is
9 in agreement with our ...

10 MS. REDNOUR: (Nodding.)

11 MR. LINNEAR: Next slide. Again, so we're offering
12 the public comment period. And then we will provide
13 comments on all alternatives. So we ask you for those.

14 Next slide, please. So our preferred
15 alternative is Alternative 3 which consists of a cap.
16 This just happens to be the designation to describe what
17 the cap is in terms of meeting Illinois code. It is
18 comprised of a half a foot of soil that will be
19 vegetated, 3 feet of soil, then a double-lined
20 geocomposite, then -- this is going from top to bottom;
21 this is just the cap -- then 2 feet of clay or a
22 geosynthetic clay liner that's equivalent to 2 feet of
23 clay. All right. Then it's going to have slopes to
24 make sure the water runs off. That's the cap.

1 Next. Then the vertical barrier, which is the
2 slurry wall we've been talking which will go from the
3 top. So it's touching the cap. It's keyed all the way
4 down into the bottom of the till. That's about 28 feet.
5 Now, this whole wall is about 2,400 lineal feet in terms
6 of going around that 5-acre area. Cap on top. You've
7 got extraction wells that's basically taking the water
8 up to create what's called an inward grating. That
9 means to make sure nothing is going out. Everything is
10 coming up and out.

11 MR. ADLER: In case the wall leaks, the water would
12 go in and still be contained in the soil.

13 MR. LINNEAR: Next. Then institutional controls,
14 which we've discussed many times. And then O&M
15 monitoring. EPA believes that this is the best balance
16 of all the nine criteria.

17 Next slide, please. Again, we kind of stated
18 all this. You can fax it, e-mail it, hard copy it, or
19 written. And what we've been doing tonight has been
20 going on already.

21 Next slide, please. What's next after this?
22 We'll go ahead, listen to those issues, concerns,
23 questions. Then we'll start to work on amending that
24 ROD to address those three areas, old die cast area,

1 north, and west utility corridors.

2 Next slide, please. After that, then we'll go
3 ahead and we'll start designing the actual way to go
4 about doing it, then executing it, putting together an
5 O&M plan, how we intend to maintain it.

6 Next slide, please. Schedule. After tonight
7 we're hoping to go ahead and tie this up and put out
8 what's called a decision document. In this case, it
9 would be the ROD Amendment. Design will complete
10 6 months after that. This gets back again to the
11 funding. We feel secure that we can get the money to
12 get it done. Then we hope to have this whole thing
13 completed and done fall 2013.

14 Next slide, please. The documentation that
15 supports all the things we've done and we've been using
16 to determine what goes on at the site is available for
17 you at the Waukegan Public Library. You can also go
18 ahead and come down to our offices. It's available for
19 you there too.

20 Next slide. I'm David. This is Mike. That's
21 our information that's available in the handouts too.

22 MR. JOYCE: There was just one other little thing.
23 We do have a Web site for Outboard Marine that you can
24 actually make a comment through the Web site. And it's

1 probably best if you just gave me a call or send me an
2 e-mail, and I could send you the link to the Web site if
3 you want to do it that way.

4 PRIVATE CITIZEN: Can you go back about three
5 slides to the schedule? The work is already going on
6 there. So what work is going on there right now?
7 There's a big berm going in the middle of the property.
8 And the pipeline has been put in to go from the harbor
9 over to the Triax Building. So what is that work?

10 MR. DREXLER: We're preparing for dredging, which
11 is planned for towards the end of September of this
12 year. The Triax Plant is being constructed, as
13 mentioned earlier, for the treatment of the sediment and
14 water. The sediment then, after separation and
15 thickening, goes into a series of tubes located in that
16 bermed area on the north side. And that's going to be
17 the final repository for 180,000 cubic yards of sediment
18 from the harbor.

19 That work, as I mentioned, is planned to start
20 September 24th. We hope this dredging season to go
21 24 hours a day 5 days a week until roundabout end of
22 Thanksgiving. And then the dredging will be shut down
23 for the winter. And the exterior portion of the Triax
24 Building will be shut down because it's not winterized.

1 The interior portion will continue to operate. Weep
2 water that continues to drain from the sediment that's
3 in the berm will continue to be processed through the
4 indoor portion of the plant. Then next March we'll
5 mobilize again to finish the dredging, which hopefully
6 will be done by July of next year.

7 And in addition to that, there's still some
8 soil excavation that's ongoing on the site that's not a
9 part of this. That's a part of the planned
10 implementation of the 2007 soil record decision. That
11 work is ongoing. So you'll be noticing that work going
12 sometime probably in October and last for about 8 weeks.
13 And there's some remaining residual concrete that needs
14 to be removed that we'll be dealing with also in that
15 same time frame.

16 Also, generally in the site, we'll be grading
17 roughly the site down to less of the moonscape that you
18 can see out there now. And we'll also be seeding and
19 mulching to stabilize the area while it's still in that
20 sort of exposed state to reduce any potential storm
21 water issues.

22 And then we hope after the U.S. Army Corps has
23 completed some dredging that they're going to be doing
24 in the outer harbor area, then we can utilize that

1 sediment on the Plant 2 area to fill in some of these
2 holes so that we can get it back as close to grade as we
3 can.

4 PRIVATE CITIZEN: So the work that's going on now
5 is part of the general site cleanup, not specifically
6 about the die cast, not the --

7 MR. DREXLER: No. No. No. Not these problem
8 areas. These are essentially problem areas.

9 MR. LINNEAR: We cannot do anything of the things
10 we're talking about until a decision has been made which
11 include public, State. So we can't do any of that until
12 the decision making process is complete.

13 MR. DREXLER: And that's considered a new start.

14 PRIVATE CITIZEN: So now you're saying right in the
15 middle of this property, we're going to have this huge
16 cap or berm or whatever containing all the harbor
17 dredgings, sediments.

18 MR. LINNEAR: Well, not necessarily in the middle.
19 But okay.

20 MR. DREXLER: It's a fairly large area.

21 PRIVATE CITIZEN: Yeah. So we got the containment
22 cells on certain corners of the property. There's one
23 right in the middle. So if anybody wanted to go down
24 there and build some big condo building, we have this

1 thing right in the middle of the property.

2 MR. LINNEAR: I knew you were going there.

3 PRIVATE CITIZEN: I drive down there to work every
4 single day.

5 MR. LINNEAR: What we want to say is this: We in
6 designing the components of the remedies as we've been
7 putting them up, to the degree we can, we've really
8 tried to allow for as much usable development space for
9 the owner as possible. We really have. So we really
10 didn't try to put the cells you're describing smack in
11 the middle. We really didn't try to do that. We did
12 try to go as far north as we could to develop that.

13 MR. DREXLER: But it's going to be a large,
14 positive feature. It is on the north side.

15 PRIVATE CITIZEN: Whatever happened to the PCBs
16 that were in there? Is that part of a different cleanup
17 plan?

18 MR. DREXLER: And that's ongoing.

19 PRIVATE CITIZEN: That's ongoing. There's going to
20 be a trench going east to west parallel to Larson
21 Marine. You're going to dig a trench and put in iron
22 filings. And TCEs that were retained are going to go
23 into that?

24 MR. DREXLER: What we installed was what's called

1 an air sparging system. And that air sparging system,
2 that parallels Sea Horse Drive on the north side.
3 Essentially, it's bubbling air to act as an interceptor
4 so that any of the TCE that's entrained in ground water
5 will essentially come up.

6 PRIVATE CITIZEN: So that's already in place?

7 MR. DREXLER: That's in place. And, in addition,
8 there was a dense nonaqueous essentially product plume.
9 That was addressed last winter through mixing of
10 bentonite and zero-valent iron in order to degrade that
11 trichloroethylene.

12 There are also five discrete, less
13 concentrated plumes, one of which we have already
14 treated because it was in the area of this large
15 consolidation facility that we're building, the bermed
16 area. We've treated that with sodium propionate in
17 order to break it down. And we're going to be
18 installing monitoring wells around the area to see the
19 effectiveness of that oxidizer to break down the
20 trichloroethylene. And if we determine that it was
21 successful and efficient, then we would utilize that
22 same approach in the other four in order to address
23 those. So that's still a part of what we're doing as
24 part of the site in general. And that is work that

1 we've at least got some funding to do now.

2 MR. LINNEAR: You had another question?

3 PRIVATE CITIZEN: The 2400 linear feet of vertical
4 wall that goes 28 feet down, the thickness, the
5 material, if it's concrete, the thickness, we all know
6 that concrete cracks. Even concrete in your residential
7 basement walls, it cracks. I know you talked about the
8 system that creates the inward flow.

9 PRIVATE CITIZEN: What's the wall made out of?

10 MR. LINNEAR: Clay. Have you ever seen clay in
11 like these real fine layers. Sand is like little round
12 rocks. Clay is like platelets. When clay piles on each
13 other, it's really hard for water to drain. So this is
14 like -- This is a lot of clay. It's like 2 or 3 feet of
15 clay that can't really go out -- So it's more pliable.
16 It's not as rigid in its structure and property as
17 concrete. Is that your question?

18 PRIVATE CITIZEN: And then how thick?

19 MR. DREXLER: It's 3 feet.

20 MS. STREGE: And the two extraction wells in the
21 middle create like a straw effect where it's sucking
22 things into the middle.

23 PRIVATE CITIZEN: So if I understand, you want to
24 amend the record of decisions that would have given

1 unrestricted access to the property to much more
2 restrictive and you actually don't know how far the
3 contamination goes. Did I summarize that about right?

4 MR. LINNEAR: Mm-mm.

5 PRIVATE CITIZEN: No. Then explain that to me
6 again because I'm not understanding.

7 MR. LINNEAR: No problem. That's why we're here.
8 Okay. So what we're proposing to do is address the
9 contamination that we found in the old die cast area.

10 PRIVATE CITIZEN: I understand. I asked a question
11 how far west does it go. And the answer was you really
12 don't know.

13 PRIVATE CITIZEN: She's talking about the corridor.

14 PRIVATE CITIZEN: The corridor, that was my number
15 one. My number two, to me, this is obviously a step
16 backwards from where we were in 2007 where the community
17 wanted and everybody agreed that this property should be
18 cleaned up to basically unrestricted usage. I need to
19 be convinced why this is no longer a good idea.

20 UNKNOWN SPEAKER: Just a comment. The area that
21 would be restricted with this amendment to the record of
22 decision would be just this area. It would not affect
23 this.

24 PRIVATE CITIZEN: I know. But it's 5 acres here

1 and 3 acres there and cell there and piles of something
2 here. It is chipping away at the dream the City had for
3 a long, long time in my view. And that is, I'm sure,
4 disappointing to quite a few people in this room. And
5 my real fear is that we actually don't know how bad
6 this, that we're spending millions of dollars for some
7 clay wall. Why I asked the question how far into the
8 western corridor does this go is as a business there,
9 are we going to be back here? Well, it's Waukegan so
10 the answer will be yes. Do you have any idea how
11 extensive this will be?

12 MS. STREGE: Is there any evidence that this goes
13 across the railroad tracks?

14 PRIVATE CITIZEN: Across the railroad tracks,
15 right.

16 MS. STREGE: Has there been testing on the other
17 side of the railroad tracks?

18 MR. ADLER: There is no testing in the railroad
19 tracks area to the left and to the west.

20 PRIVATE CITIZEN: But the line is right there.

21 MR. ADLER: I understand.

22 PRIVATE CITIZEN: You have not looked. So we're
23 spending basically \$5 million to build a wall, and you
24 don't know what's going to happen.

1 MR. ADLER: No, that's not true. We are proposing
2 to spend \$5 million to obtain a portion of the property
3 that cannot be dug up and taken off-site for less than
4 \$48 million.

5 MR. LINNEAR: And regarding the western utility
6 corridor and the northern utility corridor, we're
7 proposing to cap those areas. So though we do not know
8 exactly how far it extends, we do believe that -- again,
9 these numbers are estimations -- that we have enough
10 money that once we do determine the extent, the cap will
11 cover those contaminated surface soil areas.

12 PRIVATE CITIZEN: Just to clarify what you just
13 said. The design of the cap, when you're designing the
14 cap, prior to that you will do some additional testing
15 to figure out how big the cap needs to be to cover
16 everything which is there; is that correct?

17 MR. LINNEAR: That's correct.

18 PRIVATE CITIZEN: That includes testing west of the
19 railroad tracks.

20 MR. LINNEAR: Again, we're going to test that area
21 (indicating).

22 PRIVATE CITIZEN: No. No. I know the area. I
23 mean, right outside of the identified area.

24 MR. ADLER: It may include testing in the railroad

1 track area, yes, the surface. But we have to get access
2 from the railroad to do so. That may take a little
3 time, but we'll include trying to discover the nature
4 and extent of the surface contamination. We need to
5 know what that is.

6 MR. LINNEAR: Our job as environmental stewards is
7 to always find out how far it goes. We don't just let
8 it run. We want to find out where it stops. And what
9 you just heard is that sometimes there are things that
10 preclude us from doing it in a timely fashion, like
11 getting access to dig on railroad properties. But we
12 would still go forth and try to get those access
13 agreements to do the testing so we can feel confident
14 that we have found where the edge, where the end is.
15 That is what we do on a routine and regular basis.
16 That's part of our mission, our job.

17 PRIVATE CITIZEN: Was the north-south trench put in
18 to keep anything from going to the beach? There's
19 supposed to be a north-south trench to keep the TCEs
20 from migrating east into the lake.

21 MR. ADLER: That was (inaudible) remedy like that
22 one that was not selected.

23 PRIVATE CITIZEN: That was not put in place?

24 MR. ADLER: No. That would not be necessary

1 because of the level of TCE and its breakdown product
2 chemicals fell off greatly as water flowed from the west
3 part of the site. So it was not necessary.

4 PRIVATE CITIZEN: I think this proposal, obviously
5 the time frame is probably -- What's the time projected
6 for the total site to be.

7 MR. LINNEAR: We're talking about 2014. Am I
8 correct?

9 MR. ADLER: (Nodding.)

10 MR. LINNEAR: 2014 we are supposed to be able to
11 take some keys and hand them over and then let the State
12 and the City just monitor.

13 MS. STREGE: And who would be responsible for the
14 cost of that ongoing monitoring, us, right?

15 MR. ADLER: The State. After 1 year of operation
16 and maintenance, the State of Illinois is responsible.

17 MS. STREGE: That means the City?

18 MR. LINNEAR: No. The State of Illinois.

19 MS. REDNOUR: We have a previous arrangement.

20 MR. LINNEAR: Oh. I didn't know about that one.
21 But typically it's the State.

22 MS. REDNOUR: Right.

23 PRIVATE CITIZEN: How many years does this
24 monitoring go on.

1 MR. LINNEAR: That answer is a little more
2 complicated because it depends upon what the issue is.
3 A decision document or record of decision hopes to
4 achieve a cleanup. And, again, we have four operable
5 units. And we have differing records of decision. In
6 some records of decision, we actually may meet the
7 cleanup goal; and, therefore, that monitoring component,
8 that operation maintenance component may become
9 nonexistent, where there's other things called waste in
10 place which may still require more monitoring to
11 continue to see are the levels going down, are we
12 approaching our cleanup goal. So that's why it's not
13 easy to give you a yes or no when you've got a site
14 that's got this many different components to it.

15 PRIVATE CITIZEN: Will the Triax Building
16 eventually be taken down after all the work is done.

17 MR. DREXLER: That is up to the City as owner.

18 PRIVATE CITIZEN: Okay. What do you do with all
19 the equipment that's in the building that has all the
20 contaminated stuff that's gone through it.

21 MR. DREXLER: We will recycle it and try to sell it
22 to get our money back as much as we can.

23 MR. ADLER: Decontaminate it and recycle it, as Tim
24 just said, or use it elsewhere.

1 MS. STREGE: Just for the record, when they do --
2 redo the Triax Building from one cleanup for Operable
3 Unit 2 and now focusing it for the cleanup for Operable
4 Unit 1, they were able to recycle some of the equipment
5 that was already there, which did save a significant
6 amount of money as opposed to constructing new. So at
7 every phase of the process is working to try to minimize
8 the cost of recycle as much as possible.

9 MR. DREXLER: Some of the equipment is unique. And
10 some of our subcontractors have already expressed an
11 interest in repurchasing.

12 PRIVATE CITIZEN: Is the Lake County government
13 involved in this at all?

14 MR. LINNEAR: We actually try to keep all entities
15 informed. Now, whether they choose to participate and
16 what level, we can't. But we do try to keep them
17 involved in the communication loop.

18 PRIVATE CITIZEN: I have two question. I can drive
19 Sea Horse Drive, and I can see the former Slip 3 and see
20 what it looks like. It looks like a mound of dirt with
21 grass growing on it. The containment cells that you're
22 talking about, you know, the capping you're talking
23 about doing, how -- is that going to look very similar
24 to -- I'm still trying to picture it.

1 MR. LINNEAR: That's a good question. Again, it's
2 really going to look a little bit more like that and
3 probably lower because it's going to be kind of spread
4 out over 5 acres.

5 MS. STREGE: But there will be a mound in the
6 middle.

7 MR. DREXLER: David is addressing the 5-acre
8 property and what that would look like. It would be a
9 low mound like this. The center cell, which is going to
10 be containing the sediments, is going to be much taller.

11 MR. ADLER: The important part of the cap is the
12 plastic liner and clay preventing water from going
13 outside. But there's 3 feet of dirt, general fill
14 material, and 6 inches of topsoil. That can be
15 penetrated by roots. So you can put bushes with low
16 root spread on top if you wanted to landscape it. You
17 can put walkways on it, things like that, as long as you
18 don't penetrate the cap liner and the clay that is part
19 of the liner.

20 PRIVATE CITIZEN: So you could have walking paths.
21 It could be a park. Can it be a baseball diamond?

22 MR. LINNEAR: In some cases, we've seen usage of
23 things even like soccer fields. It depends.

24 MR. ADLER: You have to remember though that

1 Slip 3, the western containment cell, and eastern
2 containment cell were built by OMC when it was still
3 operating and running its own property. So it chose to
4 build these cells in this manner. It's now owned by the
5 City, so they can choose to revegetate different ways as
6 long as it doesn't puncture the liner of the cap.

7 MS. SCHREIBER: And as long as it doesn't have
8 plant material that would impair that very high quality
9 (inaudible) area.

10 PRIVATE CITIZEN: If it was like a nature area,
11 bicycle trails, walking trails, something the city
12 doesn't have too much of.

13 MR. LINNEAR: I was trying to answer this question
14 before when he said, you know, what's a good example of
15 a restriction. I said you can't go down, but you can go
16 up. So like, let's say, there's a mound. You want to
17 build something on top of it, square it off and put
18 something on it.

19 PRIVATE CITIZEN: My second question, you know,
20 it's obvious that the two containment cells in former
21 Slip 3 were done by OMC. I'm still not convinced that
22 the containment cell in the west isn't leaking. Since
23 they did it and not the EPA and I know you have to be
24 monitoring it, what did they do to build those

1 containment cells? Does it have the clay liners like
2 you're talking about.

3 MR. ADLER: It has the vertical slurry walls Dave
4 was talking about putting around this new area to be
5 contained, and it has the cap over the top of it. And
6 the structures you see in this photograph here, the
7 concrete structures, are housed around what's called
8 piezometers, wells sunk into the ground so we can
9 measure the water levels inside the slurry wall and
10 outside the slurry wall -- and the water levels are
11 supposed to be taken by the City of Waukegan -- to
12 demonstrate the inward water radiance. The water is
13 higher on the outside of the cell than inside. So if
14 the well does in fact leak, the water leaks in and
15 pollution can't get out.

16 MS. SCHREIBER: And they have to test this on a
17 regular basis.

18 MS. STREGE: Right. We have a contractor that does
19 all the testing and monitoring for us and turns all over
20 to the US EPA and IPA. And we just did our 5-year
21 review, and everything looked like it's going according
22 to plan. It's not perfect yet, but it's --

23 MR. LINNEAR: And, again, taking us back to the
24 intent of the record of decision, the decision document

1 is to achieve a certain cleanup goal. And so we've
2 continued to monitor to find out are we approaching that
3 cleanup goal. Because if we are, then we're happy.
4 We're trying to achieve long-term protectiveness and
5 that the remedy is operating as designed and it is
6 effective. All the words you keep hearing me say over
7 and over. That's where the 5-year review comes in to
8 find out are the things we designed working as intended
9 on the entire site.

10 PRIVATE CITIZEN: So could somebody build a
11 three-story condo or townhouse building there?

12 MR. LINNEAR: You know what? There are parts of
13 this parcel where that would actually possibly be a
14 possibility.

15 PRIVATE CITIZEN: You couldn't build basements
16 there anyway because the ground water is right there.

17 MR. LINNEAR: Again, you're talking about 65 acres
18 just in this area.

19 MS. STREGE: And there was a building on it. So
20 the soil is fairly stable as far to hold weight unlike
21 on Chicago's lake shore, which was built on basically
22 fill dirt, so you do have to have it deeper and have
23 that stability. But, luckily, Waukegan doesn't have
24 that issue.

1 MR. LINNEAR: That's why this is an amendment to
2 that ROD. That was the intent of that ROD. We're
3 trying to stay as true to the intent of that ROD as
4 possible.

5 PRIVATE CITIZEN: Somewhere on that property, you
6 could develop residential buildings?

7 MR. LINNEAR: Correct.

8 MS. STREGE: And it's still slated for that under
9 the master plan that was adopted in 2007?

10 MR. LINNEAR: Yes. Any other questions?

11 PRIVATE CITIZEN: What did the master plan say for
12 the area that we're talking about now?

13 MS. STREGE: Right now, the master still shows that
14 it's mixed use residential. And I think in the specific
15 area -- And I would have to quadruple check because I
16 wasn't involved with it. It was before my time. But I
17 think this is slated for ground level commercial use
18 with residential above, so something of that nature.

19 MR. ADLER: The first story for shops, and the
20 second story for living areas.

21 MS. STREGE: Right. And I believe nearby we were
22 planning on doing some sort of civic use, either a fire
23 station or something of that nature, if one was to be
24 needed if there were enough residents in the area that

1 would warrant an additional fire station.

2 MR. ADLER: And then the surfaces of the
3 containment cells would be used as open green space.

4 MS. STREGE: Right. On the north end.

5 MR. LINNEAR: Any other questions?

6 PRIVATE CITIZEN: Do you guys have any interest in
7 Plant 1?

8 MR. DREXLER: Yes, we'll have an interest in
9 Plant 1.

10 MR. LINNEAR: So I think at this point, I turn it
11 back over to you.

12 MR. JOYCE: If anyone wants to make oral comments,
13 our court reporter will be happy to hear them.

14 MR. ADLER: Stand up, state your name.

15 MR. JOYCE: Yeah. If you do, state your name and
16 at least your city. No addresses or phone numbers are
17 necessary. We would only have to redact them anyway.

18 But, otherwise, like I said, feel free to
19 comment. If you want to do it through the Web site. We
20 have plenty of fact sheets, and the Web address is on
21 the fact sheet. You can do it electronically there. Or
22 you can fax it to me. You can send an e-mail to any one
23 of us or mail it in.

24 PRIVATE CITIZEN: Is there an 800 number?

1 MR. LINNEAR: Do you want to provide that, tell
2 them what it is?

3 MR. JOYCE: It's on the fact sheet. We have a
4 bunch of fact sheets out there, English, Spanish, pick
5 up the right one. And all that stuff will be on there,
6 how to make your comments in many, many ways.

7 MR. LINNEAR: I want to thank you for coming out
8 and for your time, attention, and your questions.
9 Hopefully we've answered your questions.

10 MR. DREXLER: If you know folks that weren't able
11 to make it tonight, if you could, let them know that
12 they have an opportunity.

13 MR. JOYCE: Right. And as David mentioned in the
14 beginning, pick up some more fact sheets and give it to
15 them. There's a comment sheet there that you can mail
16 it in or find out all the varied ways they can make a
17 comment. Or if you can't get to them, give them a call
18 and tell them to call me and I will mail them one.

19 Thanks for coming.
20
21
22
23
24

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Sharon Valli, being first duly sworn, on oath
says that she is a Certified Shorthand Reporter doing
business in the City of Chicago, County of Cook and the
State of Illinois;

That she reported in shorthand the proceedings
had at the foregoing Presentation;

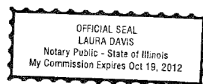
And that the foregoing is a true and correct
transcript of her shorthand notes so taken as aforesaid
and contains all the proceedings had at the said
Presentation.



SHARON VALLI

CSR No. 084-004551

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before me this 6th day of
August, A.D., 2012.



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